

MEMORANDUM

DATE: April 3, 2019

TO: Chad Meyerhoffer, Jared Andersen
Weber County Engineering Department

RE: Response to Hooper Irrigation Notes, April 1, 2019
Terakee Village PRUD Phase 1

FROM: Brad Blanch
Terakee Properties LP

Communication from Greg Segmiller, engineer for Hooper Irrigation Water Company, was posted to Miradi on April 1, 2019. The following comments and issues should be posted to Miradi. The following is an attempt to respond and clarify investment and water share requirements for Terakee Village Phase 1:

1. Hooper Irrigation has verified that the Hooper Irrigation pressurized system is approximately 7,900 feet, one and one-half (1.5) miles away, from the Terakee Village PRUD development site. They unfortunately are not currently in the area of where Terakee Village will be built.
2. Expenses provided to Developer by Hooper Irrigation to pull their existing 16" pressurized line to development site:
 - a) \$950,000 Total Cost to Bring 16" Line Across 4300 West in Taylor to 900 South in West Weber inclusive of cost to drill under railroad lines and 1200 South; less,
 - b) \$150,000 in Pipe Upsize Cost Reimbursement Through Impact Fees; less,
 - c) \$ 55,300 in Pioneering Agreement payback over the next 10 years to be reimbursed at \$28/foot of frontage; i.e. \$221,200 times 25% under the most optimistic scenario; equals,
 - d) \$744,700 Net Cost to Terakee Village PRUD.
3. Terakee Village PRUD would be required to finance the full \$950,000 and Hooper Irrigation would not charge impact fees for the initial lots until the \$150,000 Pipe Upsize Cost Reimbursement Through Impact Fees is tallied. The net cost of \$744,700 can never be recaptured and must be absorbed by the project plus cost of financing.
4. The cost to put in an onsite secondary water system inclusive of a pond, pumps, power, etc. is estimated to be between \$150,000 and \$200,000. This cost can be fully offsite by the developer charging the homeowner at closing a secondary water impact fee to cover the cost of the secondary water system (significantly than the net loss of \$744,700).
5. Terakee Farm, Inc. will be the owner of all open spaces within Terakee Village PRUD. There will be no HOA to pass the costs of system maintenance and repairs. Terakee Farm

will charge each homeowner on an annual secondary water fee much like what Hooper Irrigation does to their customers today. This approach has a net zero cost to the developer for the secondary water pond and the annual service fees would be placed in a fiduciary account thus creating no risk.

6. Further complicating the picture is Hooper Irrigation's current water share contribution structure:
 - a) One (1.0) share of Hooper water is required for each residential lot one-half (0.5) acre to one (1.0) acre in size;
 - b) One-half (0.5) share of Hooper water is required for each residential lot less than one-half (0.5) acre in size.
7. Hooper Irrigation's current share requirement creates the following impact to the first phase of Terakee Village PRUD (exact calculations are included on the last page of this document):
 - a) Residential Lots equal 11.04 Total Acres;
 - b) Hooper Irrigation Requires 20.5 Shares;
 - c) After Deduction for House Footprint (inclusive of house, garage, sidewalk, driveway, etc.) the total acres irrigated by a secondary water system is 8.15 (includes yards for each lot, open spaces and park strips);
 - d) The first phase of Terakee Village PRUD only requires the equivalency of 8 shares of Hooper Irrigation water.
 - e) The State of Utah Division of Water Rights has designated the area where Terakee Farm PRUD is located as requiring approximately four (4) acre feet of water per one (1) acre annually (per water irrigation year; April through October).
 - f) This designation brought up by Hooper Irrigation in their April 1, 2019 notes posted to Miradi has no effect on the number of shares need based on current cubic feet per second, time usage of each share, and number of turns during the year.
 - g) Sprinkle/drip irrigation has a 50% to 70% higher efficiency productivity ratio than flood irrigation; essentially reducing the number of shares needed even further.
8. Taylor West Weber Water has provided approval to start construction on phase 1 before the secondary water system is complete but requires that the system must be in place within one year after construction begins. This approval provides more time to make sure the most effective secondary water system is put in place.
9. Developer reserves the right to amend the final plan prior to construction beginning on the secondary water system. If cost and shares cannot be worked out in an acceptable manner with Hooper Irrigation, Terakee Farm will privately own and maintain a secondary water pond/system on site.
10. Escrow for the secondary system, Hooper Irrigation's pressurized system or an onsite pond/system, will be managed through a separate agreement between the developer and Weber County prior to construction beginning on the secondary water system.

Phase 1 Secondary Water Requirements

LOT SIZES				YARD SIZES		
Lot #	Square Feet	Acre Size	Hooper Irrigation Share Requirement	Typical Home Footprint	Yard Size	Acre Size
1	15,176	0.35	0.50	3,500	11,676	0.27
2	13,474	0.31	0.50	3,500	9,974	0.23
3	13,532	0.31	0.50	3,500	10,032	0.23
4	13,589	0.31	0.50	3,500	10,089	0.23
5	13,647	0.31	0.50	3,500	10,147	0.23
6-A	13,705	0.31	0.50	3,500	10,205	0.23
7	13,830	0.32	0.50	3,500	10,330	0.24
8	13,830	0.32	0.50	3,500	10,330	0.24
9	13,824	0.32	0.50	3,500	10,324	0.24
10	10,576	0.24	0.50	3,500	7,076	0.16
11	10,576	0.24	0.50	3,500	7,076	0.16
12	10,576	0.24	0.50	3,500	7,076	0.16
13	10,576	0.24	0.50	3,500	7,076	0.16
14	10,576	0.24	0.50	3,500	7,076	0.16
15	10,576	0.24	0.50	3,500	7,076	0.16
16	10,576	0.24	0.50	3,500	7,076	0.16
17	10,548	0.24	0.50	3,500	7,048	0.16
18	10,548	0.24	0.50	3,500	7,048	0.16
19	10,576	0.24	0.50	3,500	7,076	0.16
20	10,576	0.24	0.50	3,500	7,076	0.16
21	10,576	0.24	0.50	3,500	7,076	0.16
22	10,576	0.24	0.50	3,500	7,076	0.16
23	10,576	0.24	0.50	3,500	7,076	0.16
24	10,576	0.24	0.50	3,500	7,076	0.16
25	10,548	0.24	0.50	3,500	7,048	0.16
26	10,548	0.24	0.50	3,500	7,048	0.16
27	10,576	0.24	0.50	3,500	7,076	0.16
28	10,576	0.24	0.50	3,500	7,076	0.16
29	10,576	0.24	0.50	3,500	7,076	0.16
30	10,576	0.24	0.50	3,500	7,076	0.16
31	10,576	0.24	0.50	3,500	7,076	0.16
32	10,576	0.24	0.50	3,500	7,076	0.16
33	11,832	0.27	0.50	3,500	8,332	0.19
34	11,837	0.27	0.50	3,500	8,337	0.19
35	10,577	0.24	0.50	3,500	7,077	0.16
36	10,576	0.24	0.50	3,500	7,076	0.16
Open Space A	11,578	0.27	0.50	NA	11,578	0.27
Open Space B	8,005	0.18	0.50	NA	8,005	0.18
Open Space C	37,461	0.86	1.00	NA	37,461	0.86
Park Strip	11,294	0.26	0.50	NA	11,294	0.26
Total Acres		11.04	20.50	Total Acres		8.15